

NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

Project Name: **BRANDEMIHL INFILL SHORT PLAT**

Case Number: **PLD2005-00097**

Location: 9401 NE 25th Avenue

Request: The applicant proposes to divide approximately 0.53 acres into 4 residential lots in the R1-6 zone pursuant to infill standards.

Applicant: Tim Brandemihl
9401 NE 25th Avenue
Vancouver, WA 98665
(360) 573-7405

Contact Person: BMP Design LLC
Attn: Bogdan Popescu, P.E.
17701 NE 24th Street
Vancouver, WA 98684
(360) 936-8426; (360) 253-6054 [Fax]
bogdan@bmpdesign.us

Property Owner: Same as Applicant

Staff Contact: Richard Daviau, Ext 4895

Neighborhood Contact:
NE Hazel Dell Neighborhood Association
Bud Van Cleve, President
1407 NE 68 Street
Vancouver, WA 98665
695-1466
E-mail to Bud Van Cleve: BSVANC@aol.com

Legal Description of Property: Tax Lot 9/14 (97805) in the Northeast quarter of Section 2, Township 2 North, Range 1 East of the Willamette Meridian

Plan/Zone Designation: UL/ R1-6

Approval Standards/Applicable Laws:

Clark County Code: Title 15 (Fire Prevention), Section 40.200.030 (Interpretations), Section 40.220.010 (Single-Family Residential District), 40.260.110 (Residential Infill), Section 40.350 (Transportation), Section 40.350.020 (Transportation Concurrency), Chapter 40.380 (Storm Water Drainage and Erosion Control), Sections 40.500 and 40.510 (Procedures), Section 40.540 (Land Division Ordinance), Section 40.610 (Impact Fees), Title 24 (Public Health), and RCW 58.17 (State Platting Laws).

Application & Fully Complete Date:

Application Filed: September 2, 2005

Fully Complete: November 9, 2005

Timelines/Process:

Preliminary approval of a plat alteration shall be considered a Type II application pursuant to CCC 40.510.020. Under this provision, a public hearing shall be required for plat alteration proposals if a hearing is requested by any person within twenty-one (21) days from the date the public comment period began or if the department determines that the public hearing is within the public interest.

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting Richard Daviau at **(360) 397-2375, Ext 4895** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/development/proposedev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/development/meetings.html>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

Public Comment:

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to

inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

Attn: Richard Daviau

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**

Or contact Richard.Daviau@clark.wa.gov

Date of This Notice: November 23, 2005

<p><u>Closing Date for Public Comments:</u> December 7, 2005</p>
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